

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/202 Glen Iris Road, Glen Iris VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Glen Iris

Period - From

24/01/2025

to

23/07/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
506/1101 Toorak Rd, CAMBERWELL Vic	\$515,000	21/03/2025
207/1615 Malvern Rd, Glen Iris Vic	\$520,000	08/05/2025
4/1512 Malvern Rd, Glen Iris Vic	\$550,000	15/05/2025

This Statement of Information was prepared on:

24/07/2025